

Property Details, Upgrades & Amenities List

Property Address:

Please help Buyers understand why this is the house for them with Upgrades list (Details) neighborhood amenities. (Disclaimer): All information is for reference purposes only; buyer must verify all information independently through designated professionals and sources.

Detailed List of Upgrades since Purchase:

- | | |
|-----|--|
| 1. | Whole ^{NEW} kitchen layout and renovation |
| 2. | Bathroom addition w/ spa shower, Hot and cold |
| 3. | bidet brook up downstair. & New Paint |
| 4. | Added built in shelves w/ ladder ^{sliding} secret room |
| 5. | new ^{wood} flooring downstair and upstairs replaced carpet. |
| 6. | new back door. Granite counter tops. New dishwasher |
| 7. | New garage doors. New fans on deck. New fixtures |
| 8. | new roof. Add ^{NEW RECESSED} can lights. Renovated all bathrooms |
| 9. | Two new AC by Trane w/ single filter system |
| 10. | Extra outlets on new island and extra outlet in the garage for the freezer. New energy efficient windows |

List of Neighborhood & Subdivision Amenities:

New fence all around

- | | | | |
|----|---|-----|------------------------|
| 1. | 11 pools | 6. | Fishing |
| 2. | Tennis courts + pickle ball courts | 7. | walking, hiking trails |
| 3. | volleyball court / basketball area | 8. | Area Patrolled |
| 4. | softball, soccer field | 9. | by Constable |
| 5. | paddle boat | 10. | |

Why you decided to move to this neighborhood & what you enjoy most about your community:

1. Friendly neighbors take walks around
2. conveniently located minutes from all attractions
3. Exemplary KISD offers school buses
4. Park around the corner
5. cul de sac location
6. sort after 77494 zip code
7. Cinco I and Cinco II can share amenities
- 8.
- 9.
- 10.

AVERAGE BILLS PER MONTH APPROX.

ELECTRIC	150	
WATER/SEWER	100	
GAS	50	
YEARLY HOA FEE	1350	EXTRA AMETNITES FEE N/A

AGE OF EQUIPMENT APPROX:

WATER HEATER	12	
NUMBER OF HVAC UNITS	2	AGE OF AC CONDENSOR 5
LAST TIME HVAC SERVICED	2022	
WATER SOFTNER	N/A	
GARAGE DOOR	2	SINGLE CAR DOOR, USA IT HAS REMOTE
ROOF	4 yrs (2020)	